



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 15, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

35 February 15, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE UNINCORPORATED AREAS OF AZUSA, BLACK BUTTE, COVINA, HI VISTA, AND LANCASTER (SUPERVISORIAL DISTRICT 5) (3 VOTES)

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthy conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

40750 200th Street East, Black Butte, California 93591
18115 East Gladstone Street, Azusa, California 91702
17039 East Tudor Street, Covina, California 91722
15805 Valeport Avenue, Lancaster, California 93535
35802 71st Street East, Black Butte, California 93591
25503 East Avenue G, Hi Vista, California 93535

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through

rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 40750 200th Street East, Black Butte, California 93591

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by February 21, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Broken windows constituting hazardous conditions and inviting trespassers.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.

ADDRESS: 18115 East Gladstone Street, Azusa, California 91702

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by February 21, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property, if substantial progress, extend to March 21, 2011, and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Garbage cans and packing crates stored in front or side yards and visible from public streets.

ADDRESS: 17039 East Tudor Street, Covina, California 91722

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by February 21, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, (b) that by February 21, 2011, the structure(s) be repaired per noted defects, and (c) that the structure(s) be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
3. Doors and windows are broken.

4. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
5. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
6. Miscellaneous articles of personal property scattered about the premises.
7. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 15805 Valeport Avenue, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by February 21, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, (b) that by February 21, 2011, the structure(s) be repaired per noted defects, and (c) that the structure(s) be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The electrical system is noncomplying and potentially hazardous.
5. Overgrown vegetation and weeds constituting an unsightly appearance.
6. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
7. Miscellaneous articles of personal property scattered about the premises.
8. Trash, junk, and debris scattered about the premises.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 35802 71st Street East, Black Butte, California 93591

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by February 21, 2011, the property be cleared of all trash, junk, debris, discarded household furniture

and appliances, and miscellaneous personal property and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Miscellaneous articles of personal property scattered about the premises.
3. Trash, junk, and debris scattered about the premises.
4. Mobile home and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 25503 East Avenue G, Hi Vista, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by February 21, 2011, the structure(s) be demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system and (b) that by February 21, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles, transients and is a health, fire and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.
3. The building is dilapidated, apparently abandoned, and damaged by vandals.
4. Portions of the interior and exterior walls are damaged.
5. Doors and windows are broken or missing.
6. The ceiling and roof supports or systems are damaged.
7. The required heating system is missing.
8. The electrical service is missing.
9. Miscellaneous articles of personal property scattered about the premises.
10. Trash, junk, and debris scattered about the premises.

Interior portions of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER
Director

GF:RP:nm

c: Chief Executive Office
County Counsel
Executive Office